

Commercial Building Located in a Prime Eastside Location



FOR SALE

512 REDONDO AVENUE

Long Beach, CA 90814



**COLDWELL BANKER
COMMERCIAL** | BLAIR

Executive

SUMMARY



BUILDING DESCRIPTION

Address: 512 Redondo Ave
Long Beach, CA 90814

Cross Streets: Redondo Avenue &
6th Street

Year Built: 1964

Building Size: 1,972 SF

Lot Size: 6,251 SF

Price/SF: \$1,100,000 (\$558 PSF)

APN: 7257-002-008

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Corporate BRE# 01330395. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial affiliates. Each office is independently owned and operated.

PROPERTY DESCRIPTION

Coldwell Banker Commercial Blair is proud to present a unique opportunity to purchase a standalone commercial building with approximately 1,972 SF of improvements situated on approximately 6,215 SF of land. This property is centrally located between Rose Park and Belmont Heights neighborhoods, just minutes from the coast. The building has been well maintained and currently occupied by five psychotherapy practices, all tenants are on a month- to- month basis except one which has only one year remaining. There are six - seven parking spaces located in the onsite parking lot behind the property. This would be an excellent owner user opportunity for medical, dental, or any other office/ retail operators.

PROPERTY HIGHLIGHTS

- 6 Parking Spaces Available On-Site
- Great Visibility/Great Location
- Great Signage Opportunities
- Unique Office
- Owner/User or Investment Opportunity
- Well-Maintained Office Building

Property

INFORMATION



6TH STREET

REDONDO AVENUE

1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24

Property

DESCRIPTION



LOCATION DESCRIPTION

Long Beach is the 7th largest City in the State of California, and 36th in the nation, located just 25 miles south of Los Angeles. The City occupies 52 square miles with a population of over 550,000. Long Beach is a main player in the Southern California economy, plus the gateway to the Pacific Rim with the Port of Long Beach being one of the largest commerce and trade facilities in the World. Commerce and industry in the area have thrived with skilled, well-educated employees being on the driving force behind technology centers, aerospace, trade, sophisticated logistics, transportation, engineering, telecommunications, health care, and peripherals.

Long Beach is a diverse city that blends influences from around the world into lively destination earning it the nickname, "The International City." Both residential and industrial, urban and suburban, historic and innovative, Long Beach is a city that is constantly changing. Long Beach combines the bustle

of Los Angeles with the beach town vibe of Orange County and is geographically situated just between the two.

Long Beach is a premiere destination for beach activities and water sports including sailing, diving, swimming, beach volleyball and more. The city also features several destinations that attract visitors from across Southern California and from around the world. Long Beach Museum of Art, Long Beach Opera, and the Long Beach Convention Center host a variety of cultural and entertainment events. The RMS Queen Mary, a 1936 art deco ocean liner is permanently docked in the city and serves as a hotel and maritime museum. In addition, the Downtown District and Downtown Core are sites of a thriving retail and commercial environment in the city.

Property

DESCRIPTION



ZONING

The building is zoned Neighborhood Commercial Zoning Districts. The Neighborhood Commercial Zoning District includes neighborhood-serving centers and corridors that provide small scale, low-intensity uses to meet the daily retail and service needs of surrounding residents. Uses and the scale of development is compatible with surrounding residential neighborhoods and size designed to promote pedestrian and bicycle access. The scale is determined by the size of adjoining residential uses, the commercial lot size and the commercial street width. Special scale restrictions apply in these districts. The Neighborhood Commercial and Residential (CNR) District is a mixed-use district permitting small scale commercial uses and/or moderate density residential development at R-3-T densities. The Land Use Element plan will allow mixed-use and/or residential development projects in the near future (2-3 years).



DEMOGRAPHICS

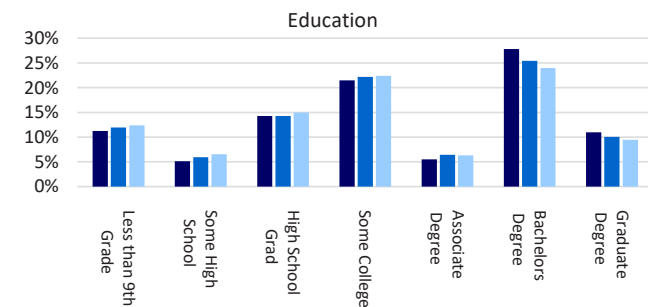
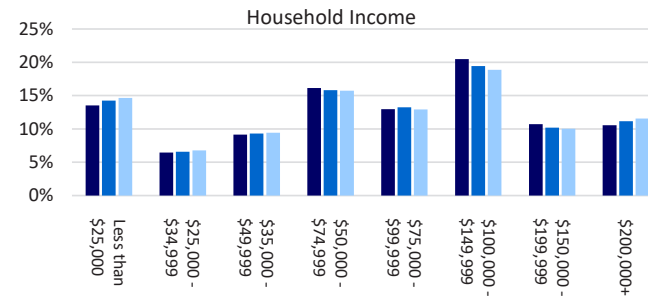
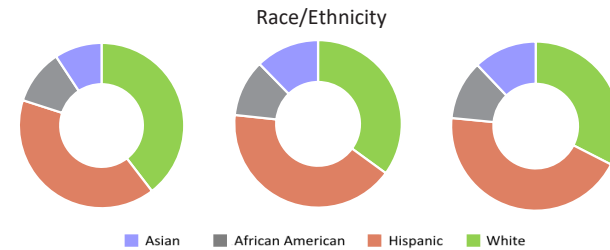
Demographics around 512 Redondo Ave, Long Beach, California 90814, United States



Consumer Profile Report

STI: PopStats, 2024 Q2

	1 Mile		2 Miles		3 Miles	
Population by Race/Ethnicity (2024)						
White, Non-Hispanic	21,410	37.5%	53,079	33.1%	77,733	30.8%
Hispanic	21,853	38.3%	63,192	39.4%	105,335	41.7%
Black	5,829	10.2%	16,661	10.4%	27,105	10.7%
Asian	5,015	8.8%	18,653	11.6%	29,018	11.5%
Language at Home (2024)						
Spanish	53,277		150,308		236,912	
Spanish	14,111	26.5%	44,889	29.9%	76,810	32.4%
Asian Language	2,846	5.3%	9,477	6.3%	14,821	6.3%
Ancestry (2024)						
American Indian (ancestry)	146	0.3%	476	0.3%	640	0.3%
Hawaiian (ancestry)	162	0.3%	621	0.4%	1,009	0.4%
Household Income (2024)						
Per Capita Income	\$46,931	---	\$45,826	---	\$44,386	---
Average HH Income	\$105,705	---	\$107,824	---	\$108,647	---
Median HH Income	\$83,235	---	\$82,032	---	\$81,048	---
Less than \$25,000	3,436	13.5%	9,712	14.2%	15,118	14.7%
\$25,000 - \$34,999	1,636	6.5%	4,500	6.6%	6,984	6.8%
\$35,000 - \$49,999	2,319	9.1%	6,347	9.3%	9,712	9.4%
\$50,000 - \$74,999	4,097	16.2%	10,780	15.8%	16,252	15.8%
\$75,000 - \$99,999	3,287	13.0%	9,033	13.2%	13,318	12.9%
\$100,000 - \$149,999	5,198	20.5%	13,254	19.4%	19,468	18.9%
\$150,000 - \$199,999	2,713	10.7%	6,961	10.2%	10,358	10.0%
\$200,000+	2,678	10.6%	7,618	11.2%	11,906	11.5%
Education (2024)						
Less than 9th Grade	4,823	11.2%	14,043	11.9%	22,511	12.4%
Some High School	2,200	5.1%	6,955	5.9%	11,886	6.5%
High School Grad	6,121	14.3%	16,754	14.2%	27,251	15.0%
Some College	9,214	21.5%	26,085	22.2%	40,705	22.4%
Associate Degree	2,369	5.5%	7,583	6.4%	11,448	6.3%
Bachelors Degree	11,923	27.8%	29,889	25.4%	43,557	24.0%
Graduate Degree	4,701	11.0%	11,836	10.1%	17,158	9.4%



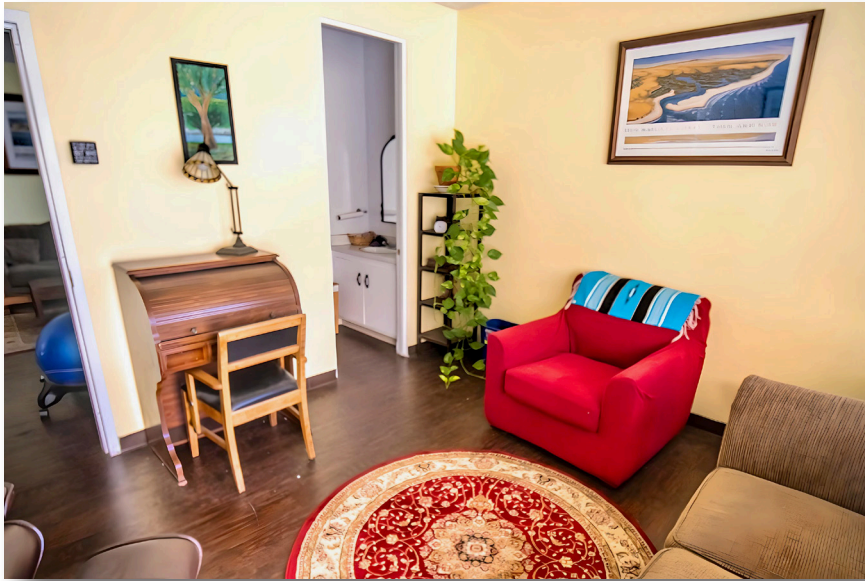
RENT ROLL

Unit	Rent	Term	End	Options
AB	\$ 1,350.00	5/24/2016	5/24/2017	Month - To Month
C-1	\$ 1,200.00	6/1/2021	5/31/2024	Month - To Month
C-2	\$ 515.00	9/1/2014	10/1/2014	Month - To Month
C-3	\$ 950.00	7/19/2024	7/18/2025	No options
C-4	\$ 400.00	7/15/2021	8/15/2021	Month - To Month
Total Monthly Rent	\$ 4,415.00			
Total Annual Rent	\$ 52,980.00			



Additional Property

PHOTOS - UNITS A & B



Additional Property

PHOTOS - UNIT C



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